

084.0

0004

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

646,700 / 646,700

646,700 / 646,700

646,700 / 646,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
97		WESTMORELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ANDERSON MICHAEL R/ETAL	
Owner 2: ANDERSON MICHELLE R	
Owner 3:	
Street 1: 97 WESTMORELAND AVE	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1916, having primarily Vinyl Exterior and 1857 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										52999
										GIS Ref
										GIS Ref
										Insp Date
										11/01/18



Patriot Properties Inc.
USER DEFINED

Prior Id # 1:	52999
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	21:34:26
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID								
084.0-0004-0011.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	247,900	0	5,000.	399,000	646,900	646,900
2019	101	FV	217,300	0	5,000.	393,300	610,600	610,600
2018	101	FV	217,300	0	5,000.	302,100	519,400	519,400
2017	101	FV	217,300	0	5,000.	285,000	502,300	502,300
2016	101	FV	217,300	0	5,000.	262,200	479,500	479,500
2015	101	FV	204,000	0	5,000.	245,100	449,100	449,100
2014	101	FV	204,000	0	5,000.	225,700	429,700	429,700
2013	101	FV	204,000	0	5,000.	225,700	429,700	429,700

SALES INFORMATION

TAX DISTRICT									PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
FAIR MICHAEL KE	25135-116		1/20/1995		172,000	No	No	Y				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/18/2015	758	Redo Kit	47,785		6/18/2015			Renovate kitchen.
6/5/2013	808	Manual	15,450					
4/26/2006	309	Redo Bat	18,000	C		G7	GR FY07	FFL BTH
4/12/1995	175		16,000	C				ADD DORMER 7X8 2ND

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
4/30/2014	External Ins	PC	PHIL C
12/2/2008	Meas/Inspect	336	PATRIOT
7/13/2006	Permit Visit	BR	B Rossignol
10/26/2000	Hearing Chag		
4/1/2000	Inspected	270	PATRIOT
1/18/2000	Mailer Sent		
1/18/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 5	- Cape			Full Bath: 1	Rating: Average			OF=BMT SINK.									
Sty Ht: 1H	- 1 & 1/2 Sty			A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average												
Foundation: 3 - BrickorStone				A 3QBth: 1	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average												
Prime Wall: 4 - Vinyl				A HBth: 1	Rating:												
Sec Wall: 1	%			OthrFix: 1	Rating: Fair												
Roof Struct: 1 - Gable				OTHER FEATURES				1st Res Grid Desc: Line 1 # Units: 1									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			Level FY LR DR D K FR RR BR FB HB L O									
Color: GREEN				A Kits: 1	Rating:			Other									
View / Desir:				Fpl: 1	Rating:			Upper									
GENERAL INFORMATION				WSFlue: 1	Rating:			Lvl 2									
Grade: C - Average				CONDOS INFORMATION				Lvl 1									
Year Blt: 1916	Eff Yr Blt:			Location:				Lower									
Alt LUC:	Alt %:			Total Units:				Totals				RMS: 5	BRs: 3	Baths: 1	HB: 1		
Jurisdct:	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD	Phys Cond: AG - Avg-Good 26. %			Functional: %				Exterior: No Unit RMS BRS FL				Interior: 1 5 3 M					
Prim Int Wall: 2 - Plaster	Economic: %			Special: %				Additions: 1				Kitchen: 5					
Sec Int Wall: 1 %	Override: %			Total: 26.4 %				Plumbing: 3				Baths: M					
Partition: T - Typical								Electric: Totals									
Prim Floors: 4 - Carpet								Heating: 1				General: 5 3					
Sec Floors: 1 %																	
Bsmnt Flr: 12 - Concrete																	
Subfloor:																	
Bsmnt Gar:																	
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 5 - Steam																	
# Heat Sys: 1																	
% Heated: 100	% AC:																
Solar HW: NO	Central Vac: NO																
% Com Wall	% Sprinkled:																
MOBILE HOME				Make:				Model:				Serial #:					
SPEC FEATURES/YARD ITEMS												Year:					
												Color:					
PARCEL ID 084.0-0004-0011.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	18X8	A	AV	1995		0.00	T	19.2	101					
More: N				Total Yard Items:				Total Special Features:				Total:					